WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,500

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-19-2025
(AFFIX SEAL)

ROBYN DUBRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1360 Post Oak Blvd., Ste 100, MC# 16-2, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Allen	Highlands Residential Mortgage, LTD	063160C00200CO
(NAME) 5003 Southfork Blvd.	(NAME) 950 W. Bethany Drive, Ste 800	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Allen, TX 75013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 689078 DEEDWARR
08/02/2021 03:54:30 PM 4 pgs
Fees: $23.00 Taxes: $1,333.85
20210802-0103820

THIS INDENTURE, made and entered into this 30th day of July, 2021, by and between **Shimei K. McAdoo, an unmarried woman,** party of the first part, and **Justin Allen, single man,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being Unit No. 2 on the plan of A Horizonal Property Regime Section One Hermitage Springs Townhomes, of record in Instrument No. 200108010081514, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shimei K. McAdoo, an unmarried woman by Warranty Deed from Eastland Construction, Inc., dated 01/30/2018 and recorded 01/31/2018, of record in Instrument 201801310009742, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit B for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

Shimei K. McAdoo

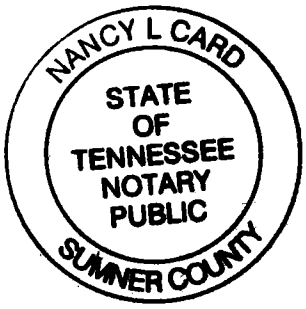
STATE OF

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Shimei K. McAdoo, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 25th day of JUNE, 2021.

Commission expires:



Nancy L Card

Notary Public

NANCY L CARD

STATE OF TENNESSEE

EXPIRATION: AUGUST 21, 2023

EXHIBIT B

All matters shown on the plat of record in Plat Instrument 200107030070299, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Instrument 200108010081514, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions recorded in Instrument 200012060120233, Instrument 200201300013464, Instrument 200310060147712, Instrument 200402260022056, Instrument 200607030078830, Instrument 200608150100265, Instrument 201412080111982, Instrument 201609210099328, in the Register's Office for Davidson County, Tennessee.

Right to use water from spring referred to in Deeds of record in Book 5792, Page 639, Book 5792, Page 644, Book 5792, Page 649, Book 5916, Page 717, Book 6036, Page 281, Book 5826, Page 95, Book 5826, Page 100, Book 5826, Page 105, Book 5916, Page 722, Book 6036, Page 274, in the Register's Office for Davidson County, Tennessee.

Easement Deeds for a non-exclusive easement for road purposes and ingress and egress to Old Hickory Boulevard of record in Book 6267, Page 296, Book 6267, Page 298, in the Register's Office for Davidson County, Tennessee.

Right-of-way easements for water mains and water lines of record in Book 8007, Page 232, Book 8007, Page 237, Book 8007, Page 240, in the Register's Office for Davidson County, Tennessee.

Easement including terms and conditions thereof as recorded in Book 10644, Page 186, Book 10644, Page 190, Book 10644, Page 194, in the Register's Office for Davidson County, Tennessee.

Charter of Hermitage Springs Townhomes Association, Inc., of record as Instrument 200107160075385, as amended in Instrument 200201280011789, Register's Office for Davidson County, Tennessee.

Charter of record in Instrument 200411100135662, Register's Office for Davidson County, Tennessee.

Quitclaim Deed to the Homeowner's Association of record in Instrument 201505120043619, Register's Office for Davidson County, Tennessee.

By-laws of Hermitage Springs Townhomes Association, Inc., of record in Instrument 200107120074536, as amended in Instrument 200308080113486, Affidavit of record in Instrument 200107170075891, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 30, 2021.

Affiant Signature

August 2, 2021
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 2nd day of August, 2021.

Notary Public

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

My Commission Expires: 1-19-2025

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